

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

WESTERN FIDELITY TRUSTEES
1222 CRENSHAW BLVD., SUITE B
TORRANCE, CA 90501

LOAN: MENDEZ/45K, LAND
INVESTOR LOAN #:

OTHER: 10-78424-65

FILE: 2006-0316 REC
A.P. NUMBER SEE EXHIBIT "A"

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED November 23, 1993, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE is hereby given that **WESTERN FIDELITY TRUSTEES**, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by **HUGO MENDEZ AND LETICIA MENDEZ HUSBAND AND WIFE AS JOINT TENANTS**

Recorded on **01/28/1994** as Instrument No. **94-199960** in Book // Page // of Official records in the office of the County Recorder of **LOS ANGELES** County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded **03/30/2006** in Book //, Page //, as Instrument No. **06-0677309** of said Official Records, **WILL SELL** on **08/25/2006** at **IN THE LOBBY OF THE OFFICE OF WESTERN FIDELITY TRUSTEES, LOCATED AT 1222 CRENSHAW BLVD., SUITE B TORRANCE, CA 90501** at **10:30 A.M.** AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described: **PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

APN: 6180-004-026 > VACANT LAND

APN: 6180-004-027 > 4319 E. COMPTON BLVD., COMPTON, CA. 90221

APN: 6180-004-028 > 4321 E. COMPTON BLVD., COMPTON, CA. 90221

APN: 6180-004-029 > 4325 E. COMPTON BLVD., COMPTON, CA. 90221

The property address and other common designation, if any, of the real property described above is purported to be: **4319, 4321 & 4325 E. COMPTON BLVD AND LAND COMPTON, CA 90221**

The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein.

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$36,947.43**

In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds

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become available to the payee or endorsee as a matter of right.

Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust.

Dated: 07/12/2006

**WESTERN FIDELITY TRUSTEES, as said Trustee
1222 CRENSHAW BLVD., SUITE B
TORRANCE, CA, 90501
(310)212-0700**

By: _____


**KATHLEEN DIMEO HERRERA
TRUSTEE OFFICER**

By: _____

CLTA GUARANTEE
FORM NO 6282

ORDER NO. 1078424-65
GUARANTEE NO. 199715

EXHIBIT "A"
(LEGAL DESCRIPTION)

TS# 2006-0316

THE EAST HALF OF LOT 140, ALL OF LOT 141 AND ALL OF LOT 142, OF TRACT NO. 10377 AS PER MAP RECORDED IN BOOK 157, PAGES 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE: THE LATEST TAX BILL FROM THE LOS ANGELES COUNTY TAX COLLECTOR SHOWS THE SITUS ADDRESS OF SAID LAND AS VACANT LAND, COMMERCIAL

ASSESSORS PARCEL NUMBER: 6180-004-026

NOTE: THE LATEST TAX BILL FROM THE LOS ANGELES COUNTY TAX COLLECTOR SHOWS THE SITUS ADDRESS OF SAID LAND AS 4319 EAST COMPTON BOULEVARD, COMPTON, CALIFORNIA 90221

ASSESSORS PARCEL NUMBER: 6180-004-027

NOTE: THE LATEST TAX BILL FROM THE LOS ANGELES COUNTY TAX COLLECTOR SHOWS THE SITUS ADDRESS OF SAID LAND AS 4321 EAST COMPTON BOULEVARD, COMPTON, CALIFORNIA 90221

ASSESSORS PARCEL NUMBER: 6180-004-028

NOTE: THE LATEST TAX BILL FROM THE LOS ANGELES COUNTY TAX COLLECTOR SHOWS THE SITUS ADDRESS OF SAID LAND AS 4325 EAST COMPTON BOULEVARD, COMPTON, CALIFORNIA 90221

ASSESSORS PARCEL NUMBER: 6180-004-029